

Zoning Board of Appeals Minutes 03/25/2015

MASHPEE ZONING BOARD OF APPEALS MARCH 25, 2015 MINUTES

The Mashpee Zoning Board of Appeals held Public Hearings on Wednesday, March 25, 2015, at 6:00 p.m. in the Waquoit Room at the Mashpee Town Hall, 16 Great Neck Road North. Board Members Jonathan D. Furbush, Richard Jodka, Associate Members Domingo K. DeBarros and Scott Goldstein were present. Board Members, William Blaisdell, Ron Bonvie, and James Reiffarth were absent.

Mr. Furbush announced the meeting was being televised live on local Mashpee TV. He said that every petitioner is entitled to have five zoning board members but because there are only four Board members at this meeting, all members have to vote positive for the petition to pass.

55 Santuit Lane: Greg Bush, owner of record, requests a Written Finding under §174-17 & §174-20 of the Zoning By-laws concerning continuance, extension or alteration of a pre-existing, non-conforming structure to raze and replace a single-family dwelling located on property in an R-5 Zoning District at 55 Santuit Lane, (Map 30 Parcel 2), Mashpee, MA. (*Continued from February 11, 2015 Hearings*).

Greg Bush stated he is representing himself for his raze and replace project. He told the Board that he has owned a landscaping business for the past 20 years and that 95% of his business is in Mashpee. He currently lives on a busy road in Marstons Mills and would like to move back to his property in Mashpee that he has owned for a few years. He spoke to an architect who advised him to take down the old structure because it would be more costly to retrofit an older house than to start new especially since the building codes have changed.

Mr. Furbush wanted to confirm that he is not looking for any setbacks. He asked what the height of the new house would be. Greg did not submit house plans because he wanted to make sure he was given approval by all the Boards. Mr. Furbush told him that the height should not exceed 35 feet of the average grade of the lot. Mr. Goldstein said his architect and engineer should know the bylaw. The Building Commissioner will require a certified height submitted by the engineer, and if it's over the requirement, it will need to be corrected. Greg said he likes the position of the current house with the surrounding landscape, and wants to keep the same look with his new house.

Mr. Furbush read the Board of Health comments into the record; "55 Santuit Lane – Septic was approved with testing and operations and maintenance requirements for the denitrification system."

Mr. Jodka read the Conservation comments into the record; "Approved by the Conservation Commission."

Mr. Goldstein made a motion to approve Greg Bush's request for a Written Finding under §174-17 & §174-20 of the Zoning By-laws concerning continuance, extension or alteration of a pre-existing, non-conforming structure to raze and replace a single-family dwelling located on property in an R-5 Zoning District at 55 Santuit Lane, (Map 30 Parcel 2), Mashpee, MA.

Mr. Furbush conditioned approval of the petition that the applicant provide an updated site plan that provides the flood zone information, conservation information, and lot coverage information that was listed on the original plan under the "General Notes", as well as the proposed gravel driveway. Referencing a proposed Septic System/Site Plan, 55 Santuit Lane, Mashpee, MA. Engineering by: Engineering Works, Inc., Surveying by: Stephen Doyle & Associates, 42 Canterbury Lane, E. Falmouth, MA. Revised 3/25/15.

Mr. Jodka seconded, yes, Mr. Furbush, yes, Mr. DeBarros yes, and Mr. Goldstein, yes. All were in favor.

161 Commercial Street: Owner requests a Special Permit under §174-25.F (3), and §174-24.C (1), and §174-24.K to allow for construction of a 7,432 square foot industrial warehouse building to be utilized as an automobile repair, sales, and storage facility on property located in an I-1 Zoning District at 161 Commercial Street, (Map 88 Parcel 19), Mashpee, MA. (Owner of record: Mr. Jack G. Carter, Jr.). (*Applicant submitted a letter of withdrawal without prejudice to be read into the record.*)

Mr. Furbush read a letter from Troy Wall Associates; "Please accept this as a request to withdraw the above-referenced application for a Special Permit without prejudice."

The reason for the withdrawal is the entire project is being handled by the Planning Board.

Mr. Furbush made a motion to accept this letter, yes, Mr. Jodka, seconded, yes, Mr. Goldstein, yes, and Mr. DeBarros.

OTHER BUSINESS

Discussion on recruiting new Associate Board members.

The Building Commissioner wrote an ad to recruit new board members and would like current members to assist.

Mr. Furbush read the ad into the record; *"Looking for Life Experiences", Still feeling that you have something to give to back to your community? That what you have done for a living can still be of use?*

Your experiences as an attorney, engineer, teacher or business person can be useful as an Associate Member to the Town of Mashpee Zoning Board of Appeals.

Your life experiences can still be utilized in the decision making process by helping the members of the Zoning Board of Appeals with reviewing applications from those seeking relief from the Town of Mashpee zoning by laws.

You will be applying for a position that will be filling in when someone is absent or cannot vote. The Zoning Board of Appeals meet twice a month in the evening and the meetings run for a few hours each hearing.

So if you have the time and the heart felt need to be a part of your community, please reach out and contact Ms. Mary Ann at 508 539 1406 to apply as an Associate Member to the Town of Mashpee Zoning Board of Appeals."

The Board will work diligently to find new members.

Approve February 25, 2015 Meeting Minutes

Mr. Furbush made a motion to approve the meeting minutes, Mr. Jodka seconded, yes, Mr. Goldstein, yes, and Mr. DeBarros, yes. All were in favor.

Mr. Goldstein made a motion to adjourn. All were in favor.

Respectfully Submitted,

Mary Ann Romero
Administrative Secretary
Zoning Board of Appeals